

149.0

0004

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

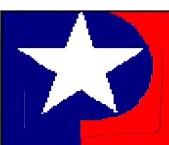
718,800 / 718,800

USE VALUE:

718,800 / 718,800

ASSESSED:

718,800 / 718,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
92		SCHOOL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BLANCHARD JOEL	
Owner 2: YANG YIN MIRANDA	
Owner 3:	

Street 1: 92 SCHOOL ST	
Street 2:	

Twn/City: ARLINGTON	
StProv: MA	Cntry
Postal: 02476	Own Occ: Y

Postal: 02476	Type:
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PREVIOUS OWNER	
Owner 1: PICARDI MADELINE L -	
Owner 2: -	
Street 1: 92 SCHOOL ST	
Twn/City: ARLINGTON	
StProv: MA	Cntry
Postal: 02476	

Postal: 02476	
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NARRATIVE DESCRIPTION	
This parcel contains .137 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Aluminum Exterior and 1549 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5962.000	299,600		419,200	718,800		98192
							GIS Ref
							GIS Ref
							Insp Date
							04/18/18

PREVIOUS ASSESSMENT							Parcel ID	Parcel ID 149.0-0004-0007.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	299,600	0	5,962.	419,200	718,800		Year end	12/23/2021
2021	101	FV	290,900	0	5,962.	419,200	710,100		Year End Roll	12/10/2020
2020	101	FV	290,900	0	5,962.	419,200	710,100	710,100	Year End Roll	12/18/2019
2019	101	FV	230,000	0	5,962.	419,200	649,200	649,200	Year End Roll	1/3/2019
2018	101	FV	230,500	0	5,962.	371,300	601,800	601,800	Year End Roll	12/20/2017
2017	101	FV	230,500	0	5,962.	311,400	541,900	541,900	Year End Roll	1/3/2017
2016	101	FV	230,500	0	5,962.	311,400	541,900	541,900	Year End	1/4/2016
2015	101	FV	217,900	0	5,962.	269,500	487,400	487,400	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PICARDI MADELIN	1507-24		4/26/2017		701,000	No	No		
	517-481		1/1/1901	Family		No	No	Leo Picardi dod 12/22/2016	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/1/2018	1424	Insulate	10,133	C					4/18/2018	Meas/Inspect	CC	Chris C
4/27/2017	487	Add Bath	20,000	O				replce kitch cabs	11/11/2008	Meas/Inspect	336	PATRIOT
7/24/2012	920	Re-Roof	8,175						1/5/2000	Inspected	263	PATRIOT
									11/18/1999	Measured	263	PATRIOT
									7/20/1993		AJS	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5962	Sq. Ft.	Site		0	70.	1.00	8										419,201						419,200	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type:	15 - Old Style			Full Bath:	1	Rating:	Average	OF=BMT SINK.																			
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:																					
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:																					
Foundation:	2 - Conc. Block			A 3QBth:		Rating:																					
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average																				
Prime Wall:	3 - Aluminum			A HBth:		Rating:																					
Sec Wall:		%		OthrFix:	1	Rating:	Fair																				
Roof Struct:	1 - Gable			OTHER FEATURES																							
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average	1st Res Grid Desc: Line 1 # Units 1																			
Color:	YELLOW			A Kits:		Rating:		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O							
View / Desir:				Fpl:	1	Rating:	Average	Other																			
GENERAL INFORMATION				WSFlue:		Rating:		Upper																			
Grade:	C - Average			CONDOS INFORMATION				Lvl 2																			
Year Blt:	1930	Eff Yr Blt:		Location:		Total Units:		Lvl 1																			
Alt LUC:		Alt %:		Floor:		% Own:		Lower																			
Jurisdct:		Fact: .		Name:				Totals	RMs:	7	BRs:	3	Baths:	1	HB:	1	HST	FFL	BMT	25	UAT	SFL	FFL	BMT			
Const Mod:				DEPRECIATION				REMODELING				RES BREAKDOWN															
Lump Sum Adj:				Phys Cond:	AG - Avg-Good	26.	%	Exterior:	No Unit	RMS	BRS	FL															
INTERIOR INFORMATION				Functional:		%		Interior:	1	7	3	M															
Avg Ht/FL:	STD			Economic:		%		Additions:																			
Prim Int Wal:	2 - Plaster			Special:		%		Kitchen:																			
Sec Int Wall:		%		Override:		%		Baths:																			
Partition:	T - Typical			Total:	26.4	%		Plumbing:																			
Prim Floors:	4 - Carpet			CALC SUMMARY				Electric:																			
Sec Floors:		%		Basic \$ / SQ:	135.00	COMPARABLE SALES				Heating:																	
Bsmnt Flr:	12 - Concrete			Size Adj.:	1.32807553	Rate	Parcel ID	Typ	Date	Sale Price	General:																
Subfloor:				Const Adj.:	0.97029907																						
Bsmnt Gar:	2			Adj \$ / SQ:	173.965																						
Electric:	3 - Typical			Other Features:	83800																						
Insulation:	2 - Typical			Grade Factor:	1.00																						
Int vs Ext:	S			NBHD Inf:	1.00000000																						
Heat Fuel:	1 - Oil			NBHD Mod:																							
Heat Type:	5 - Steam			LUC Factor:	1.00																						
# Heat Sys:	1			Adj Total:	407113																						
% Heated:	100	% AC:		Depreciation:	107478																						
Solar HW:	NO	Central Vac:		Depreciated Total:	299636																						
% Com Wal		% Sprinkled		WtAv\$/SQ:		AvRate:		Ind.Val:																			
MOBILE HOME				Juris. Factor:				Before Depr:	173.97																		
Make:				Special Features:	0			Val/Su Net:	115.72																		
Model:				Final Total:	299600			Val/Su SzAd:	193.48																		
Serial #:				PARCEL ID	149.0-0004-0007.0																						
Year:																											
Color:																											
SPEC FEATURES/YARD ITEMS																											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value									
PARCEL ID 149.0-0004-0007.0																											
More: N				Total Yard Items:				Total Special Features:				Total:															
IMAGE																											
AssessPro Patriot Properties, Inc																											